

COUNCIL COMMUNICATION

AGENDA TITLE:

Plans and Specifications and Advertisement for Bids for Remodel of Carnegie

Forum Basement, Remodel of City Hall Annex/Beckman Building, and Installation

of Temporary Trailers

MEETING DATE:

April 20, 1994

PREPARED BY:

Public Works Director

RECOMMENDED ACTION: That the City Council approve the plans and specifications for the above

project and authorize advertising for bids.

BACKGROUND INFORMATION:

This project includes the remodeling of the Carnegie Forum basement, the remodel of the City Hall Annex/Beckman Building, and installation of temporary trailers as the first phase of work to be completed under the Civic Center Improvements Project.

In January 1993, the firm of Wenell Mattheis Bowe was retained by the City Council, after being chosen by an architectural selection committee, to do investigative and schematic design work for City Hall, the basement of the Carnegie Forum, and detailed design of the City Hall Annex/Beckman Building (Phase I). On June 2, 1993, the City Council approved Phase II of architectural and engineering services to remodel the Carnegie Forum basement. On November 17, 1993, the City Council authorized the architectural work needed to complete the Civic Center Improvements Project. Included in this scope of work is to remodel the existing City Hall making it: a) handicap accessible (meeting Americans with Disabilities Act (ADA) requirements), b) structurally sound, c) more mechanically efficient, d) fire safe through installation of fire sprinklers, and e) more space efficient with minimal changes to better serve the public and staff. The plans and specifications for the remodel of City Hall will be brought to Council for approval in September 1994.

While City Hall is being remodeled, other working spaces need to be provided for City staff. The Council, through this process, has chosen to utilize the Carnegie Basement, the City Hall Annex/Beckman Building, and a number of temporary trailers to house staff while City Hall undergoes this major remodeling.

The plans and specifications are now complete for the remodel of the Carnegie Forum basement, the remodel of the City Hall Annex, and the lease and installation of temporary trailers. Included in the work will be the computer and communication link which entails site conduit installation. A separate contract will be let for installation of all voice and data cabling and connection devices. We will be using state-of-the-art fiber optic cable which will allow us to utilize, now and in the future, the new and emerging communication standards. It was also recommended to the City Council that the entry plaza

THOMAS A. PETERSON

City Manager



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Plans and Specifications and Advertisement for Bids for Remodel of Camegie Forum Basement, Remodel of City Hall Annex/Beckman Building, and Installation of Temporary Trailers April 20, 1994 Page 2

and handicap ramps to provide accessibility to the front of the City Hall be undertaken as a separate project to be funded by Block Grant monies. At the April 6, 1994, Council Meeting, the City Council voted to earmark \$90,000 of Block Grant funds for this work.

Now that more detailed drawings are completed, the estimate, attached as Exhibit A, has been revised. The total project estimate has increased by \$76,000, primarily for the following reasons:

Minor changes in architectural scope of work	\$ 9,580
City Hall Annex improvements	\$37,000
Computer and communication link	\$55,000
Security system	\$ 5,000
	Computer and communication link

As a part of the November 1993 estimate, two items were still being evaluated. One, the office systems furniture, which is now anticipated to be less than originally estimated; and second, the computer and communication link, which represents the most significant increase from the original estimate. This increase is due to changing to a fiber optic cabling system which will be installed throughout the Civic Center. This type of cable accommodates both the local area network (PCs) and the main frame, AS400 systems, and will provide for both computer and communication links between all Civic Center facilities. A security system is now being recommended for the facilities under this contract and the future City Hall remodel. The increase in the City Hall Annex improvements of \$37,000 is primarily due to the extent of HVAC work needed and energy/code requirements that don't allow reuse of existing lighting as originally planned.

Also attached, as Exhibit B, is the most current revised schedule.

FUNDING: Originally budgeted:

121.0-350.61 (City Hall Expansion and Remodel)

Refer to Exhibit A for breakdown of funding sources.

Bid Opening Date:

May 19, 1994

Public Works Director

Prepared by Dennis J. Callahan, Building and Equipment Maintenance Superintendent

JLR/DJC/im

Attachments

City Attorney Building and Equipment Maintenance Superintendent Wenell Mattheis Bowe **Purchasing Officer**





LODI CIVIC CENTER IMPROVEMENT

TOTAL PROJECT ESTIMATE

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Architectural Ser	vices			\$:	286,000	\$	276,000	\$	263,000
first phase	(Trailers, Beckman Renovat	tion			·		•		
	Investigate City Hall/Carneg		122,353			\$	122,353		
second phase	(Camegie Design, PS&E)	•	18,360				18,360		
third phase	(City Hall Design, PS&E)		135,089				135,089		
(4) changes in	• •		9,580						
()	•	\$	285,382			\$	275,802		
City Hall Annex I	mprovements			S	355,000	\$	318,000	S	213,000
Renovation		S	305,000		,	•	268,000	•	- ,
Parking Lot		•	50,000				50,000		
, and g Lot		\$	355,000			\$	318,000		
Temporary Office	e Improvements			S	745,000	\$	702,000	S	705,000
	ment Renovation	\$	248,000		,	•	248,000	•	
Trailer Lease		•	118,000				118,000		
Trailer Appurte	nances		70,000				69,000		
Furniture Syste			170,000				183,000**		
	ommunication Link		123,000				68,000**		
•Conduit Inst		,000					•		
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	\$ 123								
Miscellaneous			16,000				16,000		
		\$	735,000			\$	702,000		
City Hall Remod	el			\$1	,448,000	\$	1,443,000	\$	1,343,000
Renovation	า	\$1	1,443,000)					
Security Sy	ystem s	_	5,000						
		\$1	1,448,000)					
Entry Plaza & H	andicap Ramps			\$	90,000	\$	109,000	\$	40,000
	TOTAL PROJECT ES	TIMA	TE	\$2	,924,000	S	2,848,000	S	2,564,000
a	rchitectural fees already enci			(276,000		(141,000)	•	-,	
	-	TOT	Δ1		,648,000	_	2,707,000		
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Unencumbere	d Balance			\$ 1	476,000	5	1,622,000		
Block Grant F	unds/94-95 (Entry Plaza & R	amps))		90,000		109,000		
City Hall Litiga	ition to Date				105,000)	105,000		
Development	Impact Mitigation Fees (GFI)								
93-94					440,000)	328,000		
94-95 (& 95-9	6, if required)				537,000	! _	543,000		
		TOT	AL	\$2	,648,000	\$	2,707,000		

There are \$18,000 worth of possible deducts which could reduce these amounts.

^{**}These estimates were still being evaluated.

CITY OF LODI CIVIC CENTER IMPROVEMENTS PROJECT SCHEDULE

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To: Mayor Sieglock and Member of the City Council

From: Ken Cantrell, President, Lodi Downtown Business Association

Regretably the LDBA is unable to be present at this evening's meeting. However we would like to share our view of the proposed capitol improvements for City Hall. The LDBA has gone on record in the past in support of using existing downtown buildings for city services. LDBA remains in full support of the City of Lodi's proposed capitol improvements for administrative offices. We realize that certain improvements are dictated by the Americans with Disabilities Act and other government regulations. With this in mind, the LDBA feels that improvements to City Hall are in effect investments in Downtown Lodi and dovetail nicely with our Downtown Revitalization efforts. We arge you to move forward with needed improvements using our existing downtown buildings.

Sincerely,

Kenneth Cantrell,

Lodi Downtown Business Association

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